

**DRAFT**

**Division II**  
**Public Realm Guidelines**



## Public Realm Guidelines

### Gateways

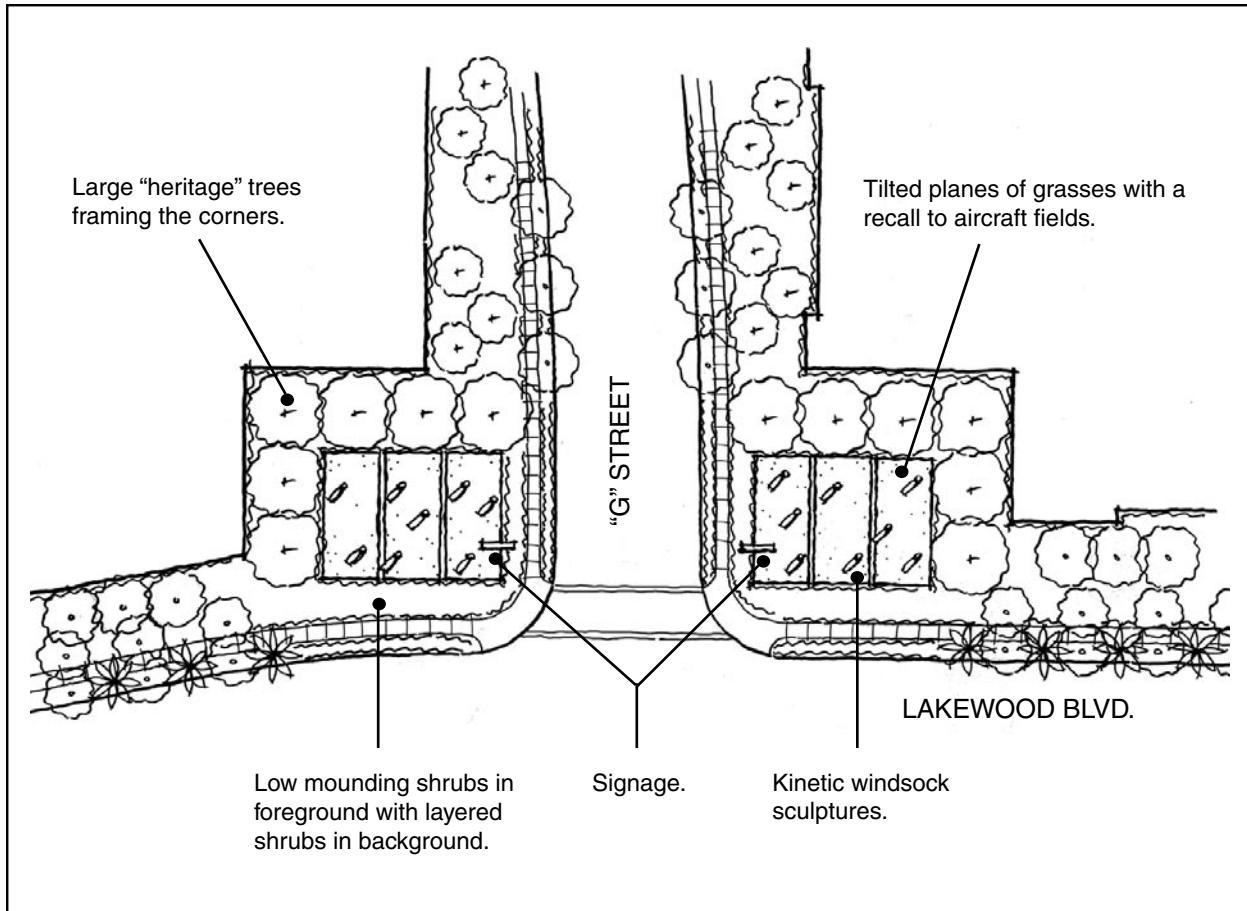
The gateways are an important element in establishing identity for Douglas Park. All major gateways will be designed to have a common design approach. Masses of large trees establish a framework within which the specific design of each gateway occurs. This “garden” design approach will allow flexibility for the uses associated with each gateway while providing a common link between all of them. Refer to the Master Plan Principals Diagram.

#### *Commercial Gateways*

The commercial gateway, at “G” Street and Lakewood Blvd., announces the arrival to the commercial portion of the site from the south and is the threshold into the commercial sub area. This gateway establishes the character and quality for the rest of the project (See Figure 4).

The gateway design will include the following elements:

- Large “heritage” trees on each corner to establish a framework. “Heritage” trees are mature *Ficus microcarpa* ‘nitida’ which will be transplanted from the Douglas Park site.
- Kinetic windsock sculptures.
- Tilted planes of grasses with a recall to aircraft fields.
- Materials and finishes with a recall to industrial and aircraft manufacturing such as, cast concrete, steel beams, or riveted panels.
- Low mounding shrubs in foreground with layered shrubs in background.
- Project identity signage to reflect the character of the associated commercial, industrial, and aircraft manufacturing land uses. Please refer to Signage Guidelines in this Division.



This plan represents a potential design solution. The actual design may vary.

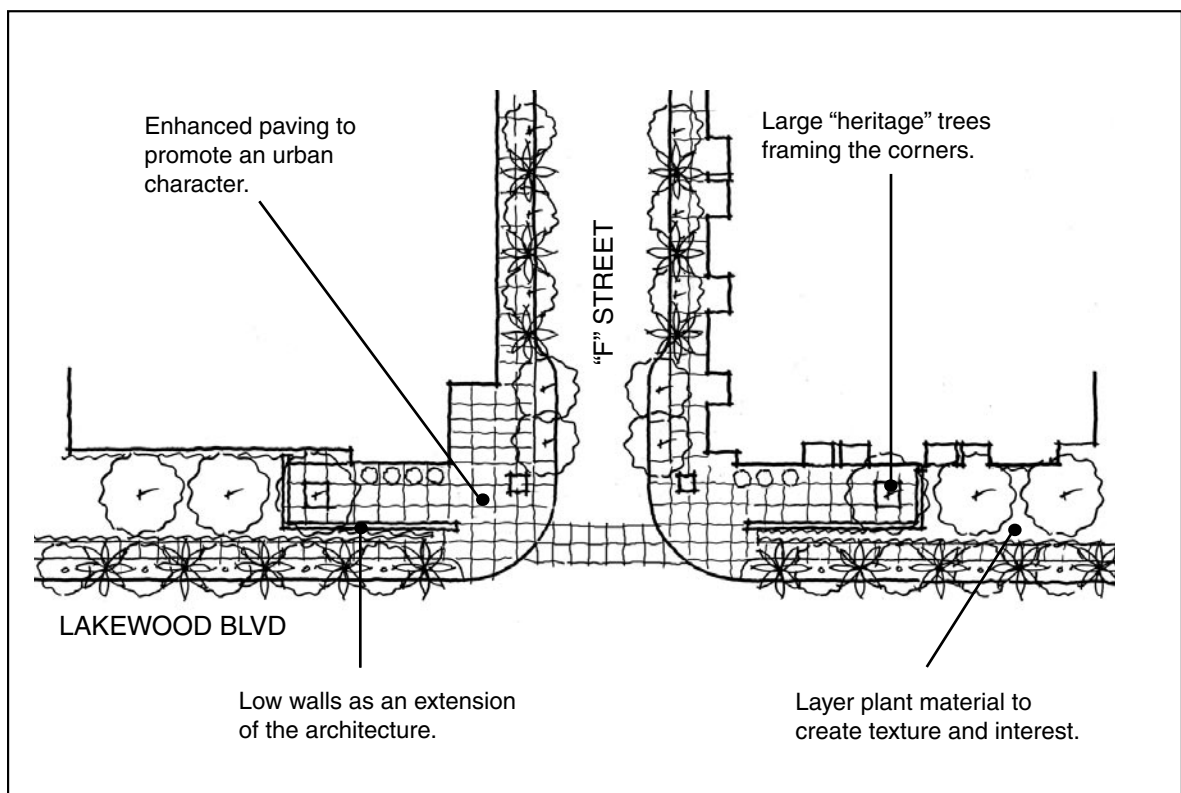
Figure 4: Commercial Gateway Plan

### *Mixed Use Gateways*

The mixed use gateway is located at the corner of “F” Street and Lakewood Blvd. This gateway is a primary vehicular entrance into Douglas Park. Landscape forms should reflect an urban “main street” character and promote pedestrian connectivity. Design elements and signage should reflect the character of the mixed use zone and establish a strong visual connection into the site (See Figure 5).

The gateway design will include the following elements:

- Large “heritage” trees on each corner to establish a framework. “Heritage” trees are mature *Ficus microcarpa* ‘nitida’ which will be transplanted from the Douglas Park site.
- Low walls as extension of the mixed architecture to delineate plaza/ courtyard space.
- Layer plant material to create texture, depth, and interest.



This plan represents a potential design solution. The actual design may vary.

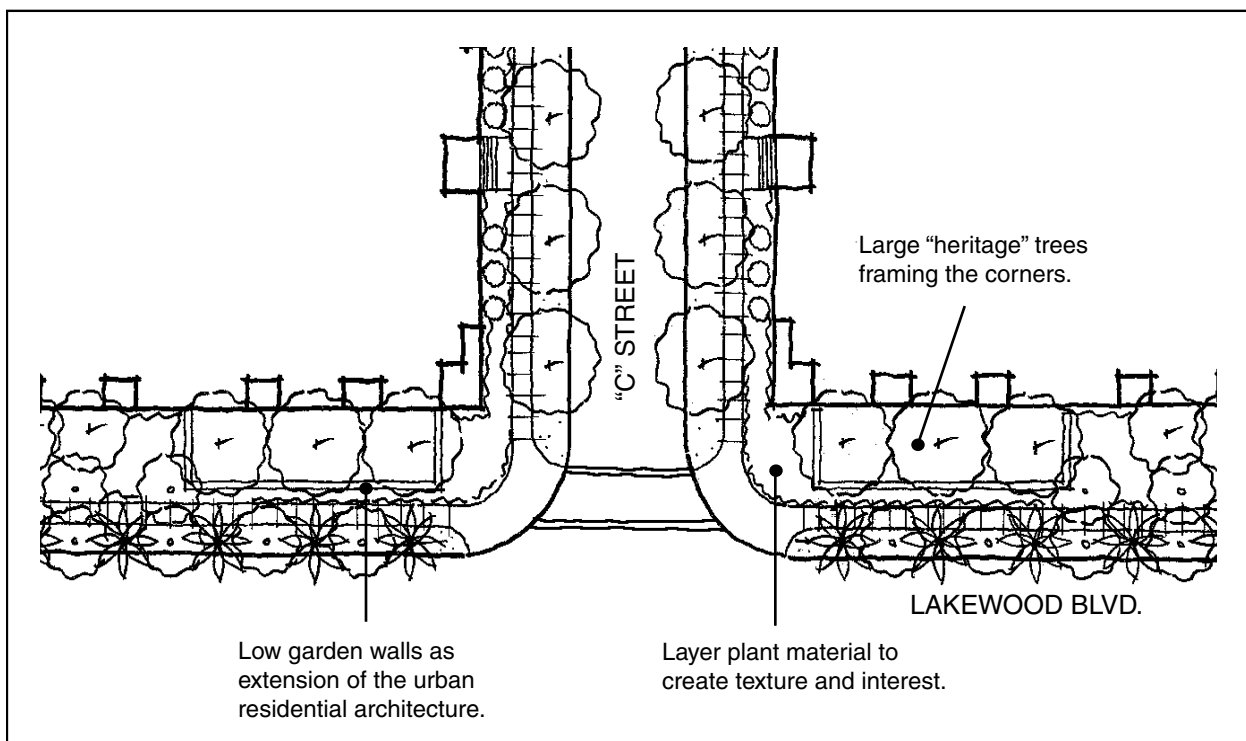
**Figure 5: Mixed Use Gateway Plan**

### *Residential Gateway*

There are two residential gateways at Douglas Park. One is located at the intersection of “C” Street and Lakewood Blvd., the other is located at the intersection of 2nd Street and Carson Street. The gateway designs are intended to be understated and subdued while providing a threshold at the entrance to the residential land use at Douglas Park and a transition from the busy perimeters of Lakewood Blvd. and Carson Street (See Figure 6).

The gateway design will include the following elements:

- Large “heritage” trees on each corner to establish a framework. “Heritage” trees are mature *Ficus microcarpa* ‘nitida’ which will be transplanted from the Douglas Park site.
- Low garden walls as extension of the urban residential architecture at Lakewood Blvd. to establish identity.
- There will be no permanent signage at the residential gateways.
- Layer plant material to create texture, depth, and interest.



This plan represents a potential design solution. The actual design may vary.

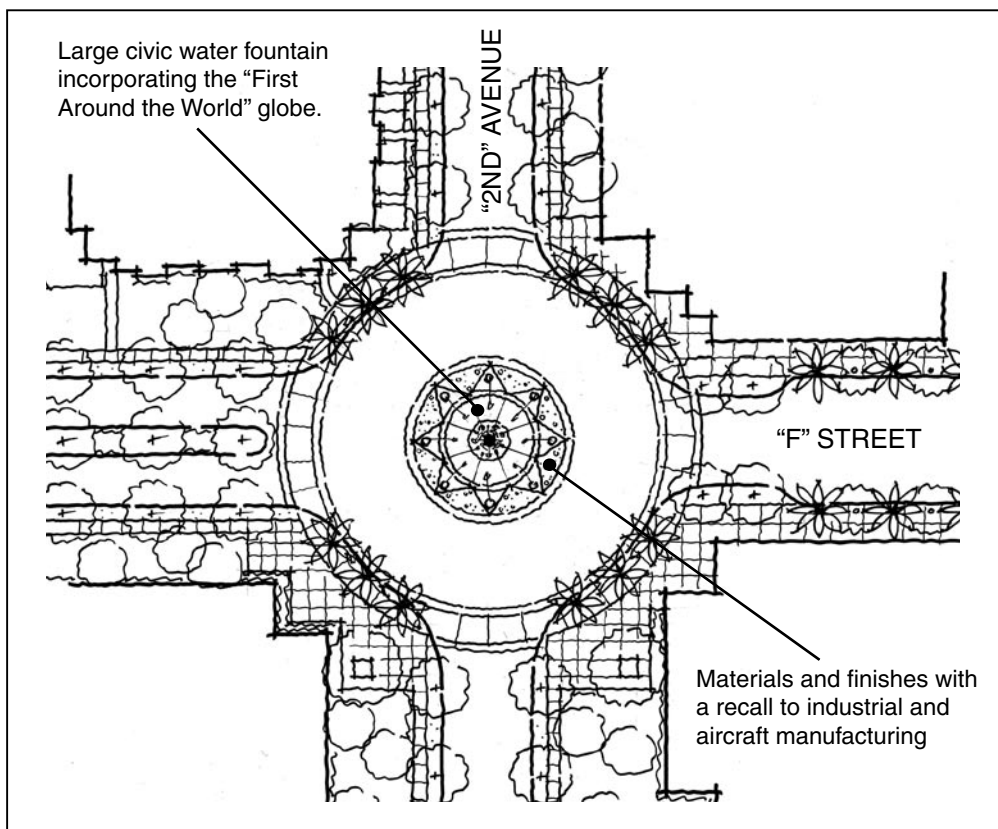
**Figure 6: Residential Gateway Plan**

### *Round-a-bout*

Located at the intersection of “F” Street and “2nd” Avenue, the round-a-bout is positioned at the meeting point of all three land uses. It is the “heart” of Douglas Park and will be designed to celebrate community pride and the site’s historical past by creating a strong sense of identity. It marks the end of the mixed use overlay zone and the edges of both the residential and commercial zones. The round-a-bout design will have an urban character and incorporate a patterned design with bold geometric forms (See Figure 7).

The round-a-bout design will include the following elements:

- Large civic water fountain incorporating a reproduction of the Douglas Aircraft “First Around the World” globe, which once stood at the entrance to the Douglas Aircraft Administration Building on Lakewood Blvd.
- Materials and finishes with a recall to industrial and aircraft manufacturing such as cast concrete and riveted panels.



This plan represents a potential design solution. The actual design may vary.

**Figure 7: Round-a-bout Plan**

## Perimeter Designs

There are (4) four perimeter edge conditions adjacent to Douglas Park: Lakewood Blvd., Carson Street, Lakewood County Club, and the Long Beach Airport. Each edge is different with regard to its use and relationship to residential or commercial land uses at Douglas Park.

### *Lakewood Boulevard*

The Lakewood Blvd. edge is intended to provide a consistent urban boulevard character adjacent to the commercial and residential land uses at Douglas Park. (See Figures 8 to 9).

This perimeter design will include the following elements:

- Multiple height street trees designed to relate to pedestrian and vehicular scales, the adjacent architecture, and serve as an extension of Lakewood Blvd. landscape currently being implemented.
- Shrub and groundcover parkways.
- 6' Pedestrian sidewalk.
- Landscaped setback with layered screening shrubs and formal tree arrangements.
- Only low garden walls may be installed at gateways as extension of the architecture.
- Other perimeter walls and fences are strongly discouraged to enhance the more urban character of this boulevard edge.



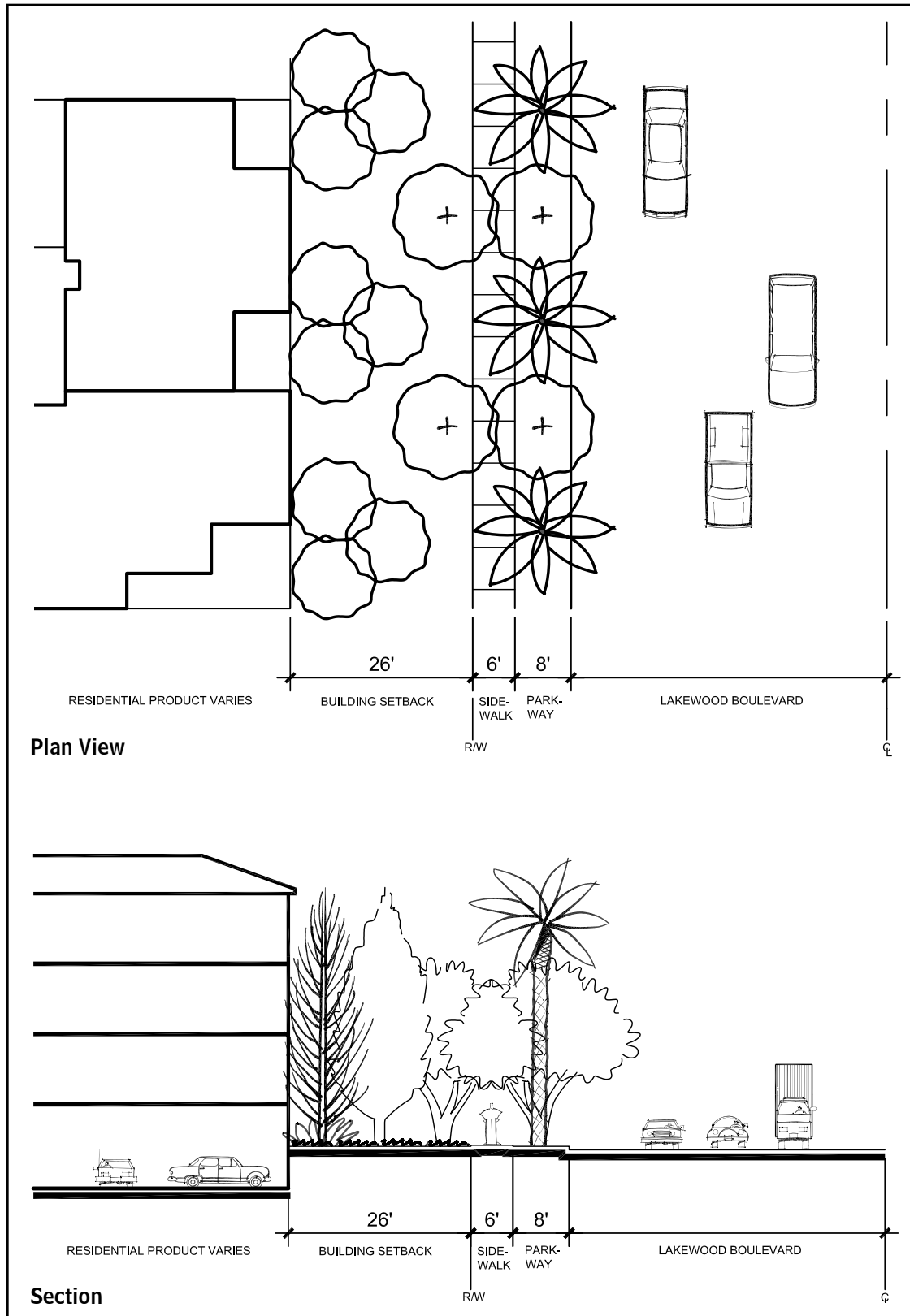


Figure 8: Lakewood Blvd. residential.

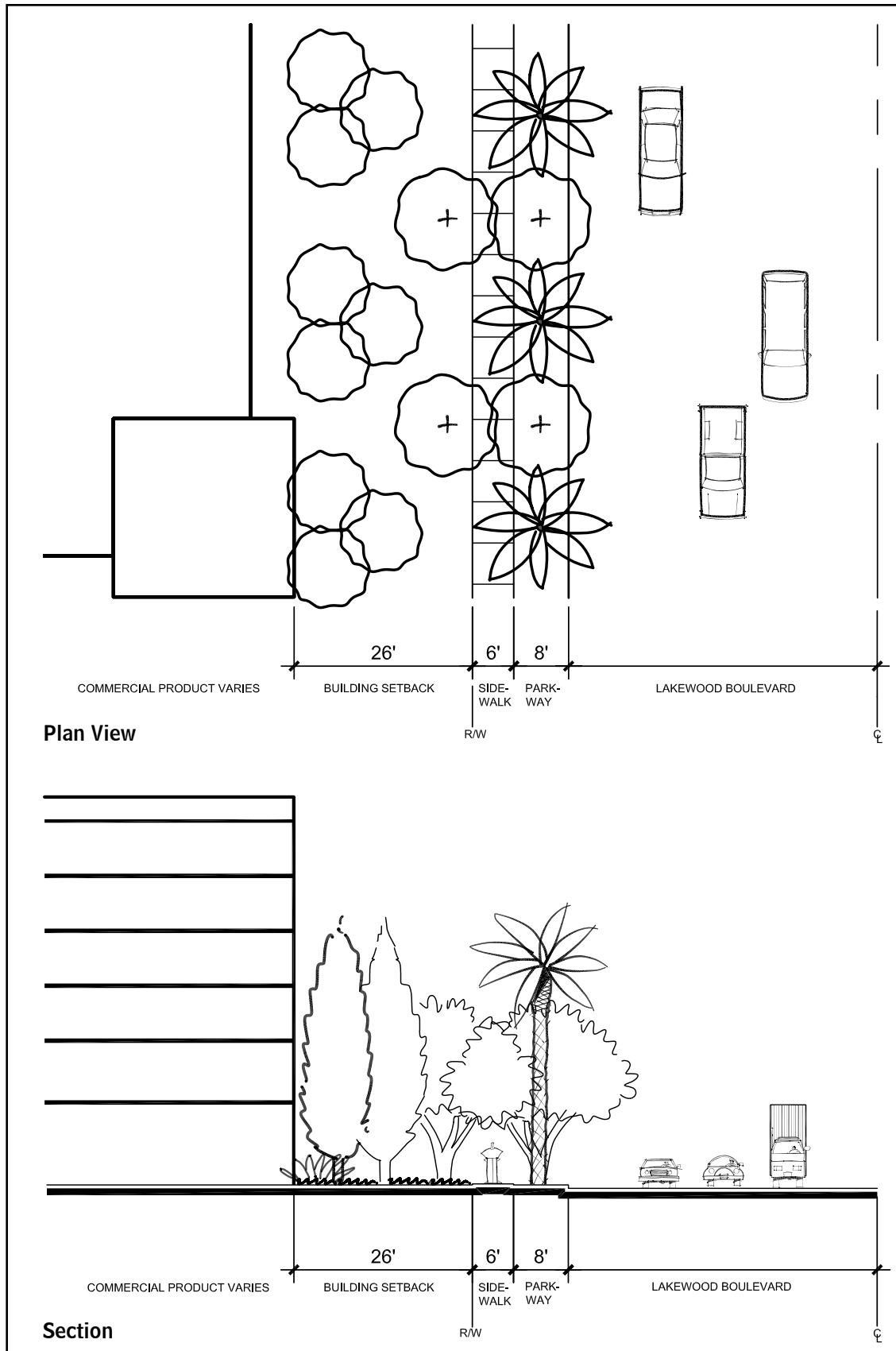


Figure 9: Lakewood Blvd. commercial.

*Carson Street*

The Carson Street edge is intended to accommodate the relationship of Carson Street and the adjacent single family and multi family residential uses. The intent is to capture the character of the adjacent golf course edge through planting and tree selection. (See Figure 10).

This perimeter design will include the following elements:

- Street trees designed to relate to pedestrian and vehicular scales, recall to the golf course, and relate to the existing street trees on the northern street edge.
- Shrub and groundcover parkways.
- 5' Pedestrian sidewalk.
- Class I bicycle path.
- Landscaped setback with screening shrubs and tree masses.
- Masonry community wall at single family residential edge for sound and security concerns.

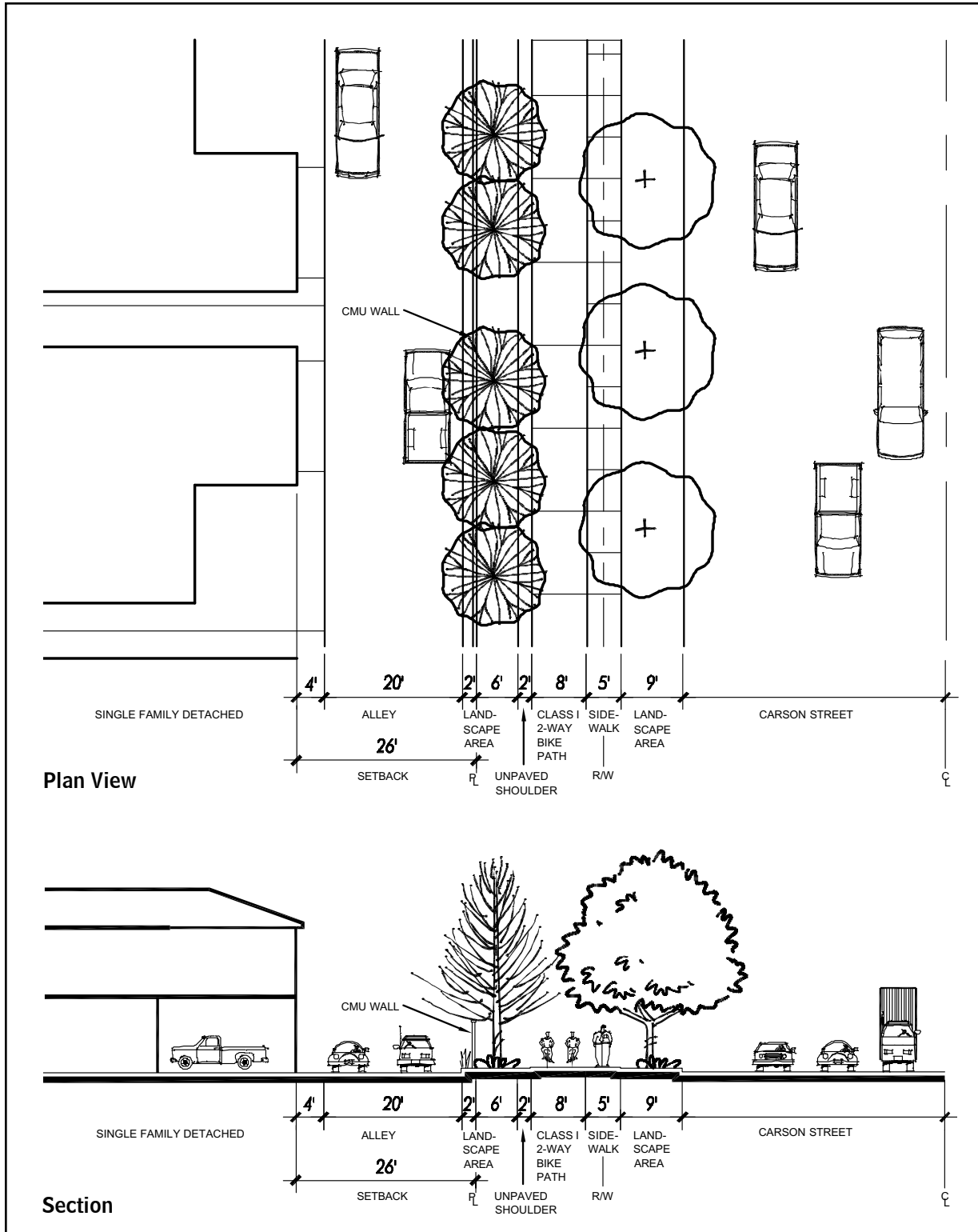


Figure 10: Carson Street at Single Family Detached.

*Lakewood Country Club*

The Lakewood Country Club edge provides an opportunity for visual connection with the golf course. The intent is to establish view corridors and capture the character of the adjacent golf course while being sensitive to golf play and safety concerns. The Lakewood Country Club edge is adjacent to single and multi family residential, park, and commercial land uses.

This perimeter design will include the following elements:

- Layered shrub, groundcover, and turf.
- New Tubular steel view fencing at property line to allow visual access.
- Class I bicycle path. (See Figure 11 and 12).
- Informal tree masses designed to frame view corridors and compliment golf course planting patterns and materials.

*Long Beach Airport*

The Long Beach Airport edge is intended to provide security for the airport, mitigate undesirable views, and provide view corridor opportunities, where appropriate. In addition, there is a height restriction for the majority of this edge which limits landscape heights.

This perimeter design will include the following elements:

- Shrub and groundcovers at the base of the fence. (Where feasible).
- Chain link airport perimeter fence with vines.

## Class I Bicycle Path

The class I bicycle path provides a connection through the site and connects “F” Street to Carson Street. In addition, the path connects Park “D” to the Park “C” and runs parallel to the golf course edge. (See Figures 11 to 13).

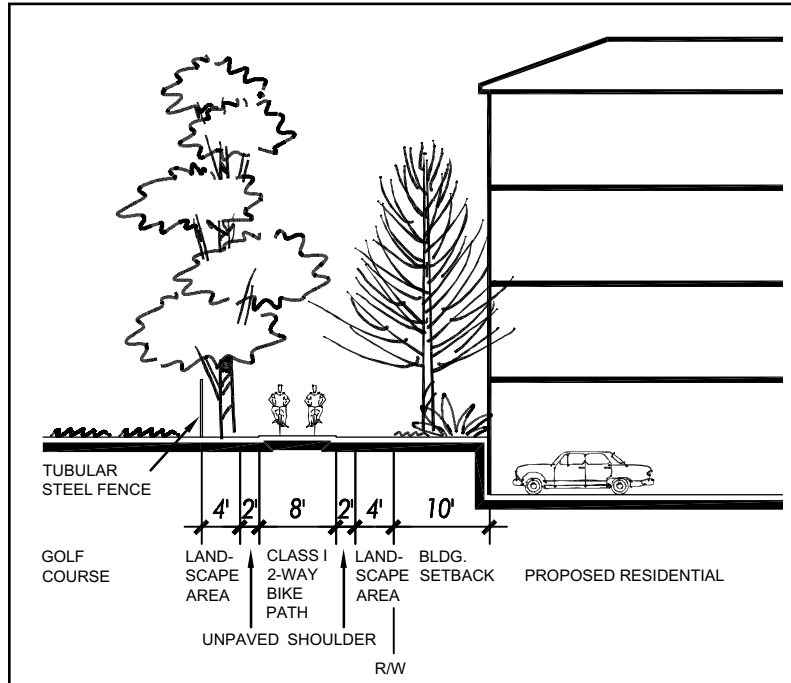


Figure 11: Section - Bike path at golf course edge and residential.

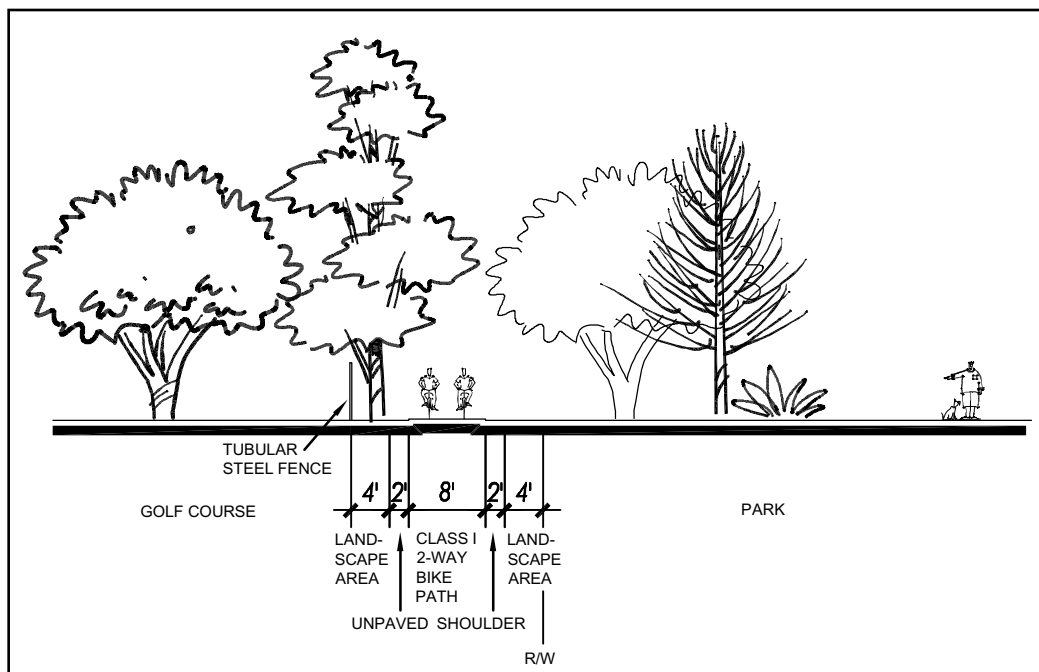


Figure 12: Section - Bike path at golf course edge and park.

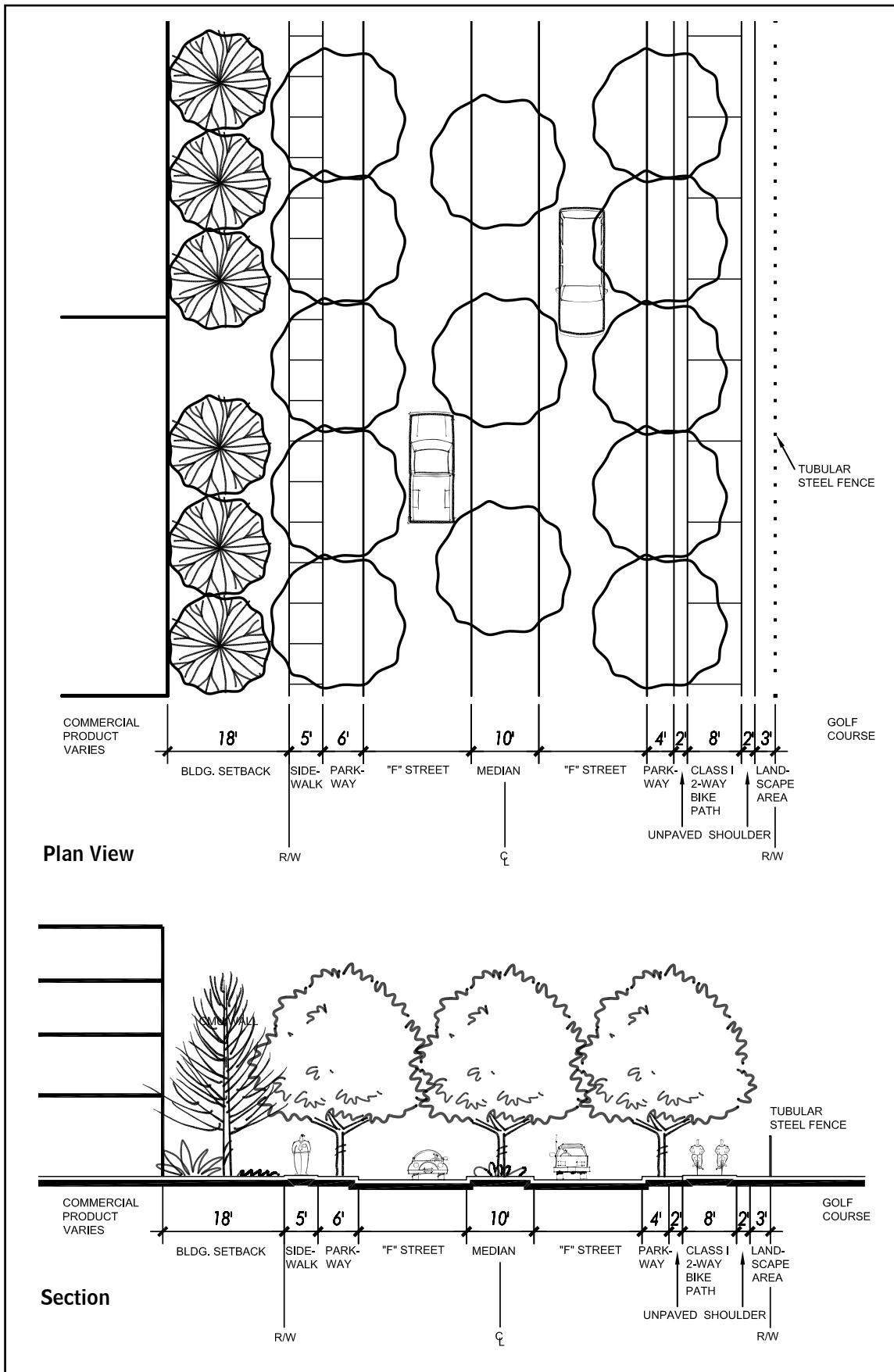


Figure 13: Bike path at "F" Street, west of Park "D", east of "G" Street .

## Streets

The street right of way will be designed to recall the historic districts of Long Beach. A hierarchy of pedestrian and vehicular corridors has been established as the framework upon which Douglas Park is built. The continuity of the street character is essential in establishing a successful live/ work community and ensuring a safe pedestrian friendly environment.

### *Residential Streets*

Residential streets will be designed to emulate the successful qualities present in traditional Long Beach neighborhoods such as: Belmont Heights, California Heights, and Carroll Park. (See Figures 14 and 15).

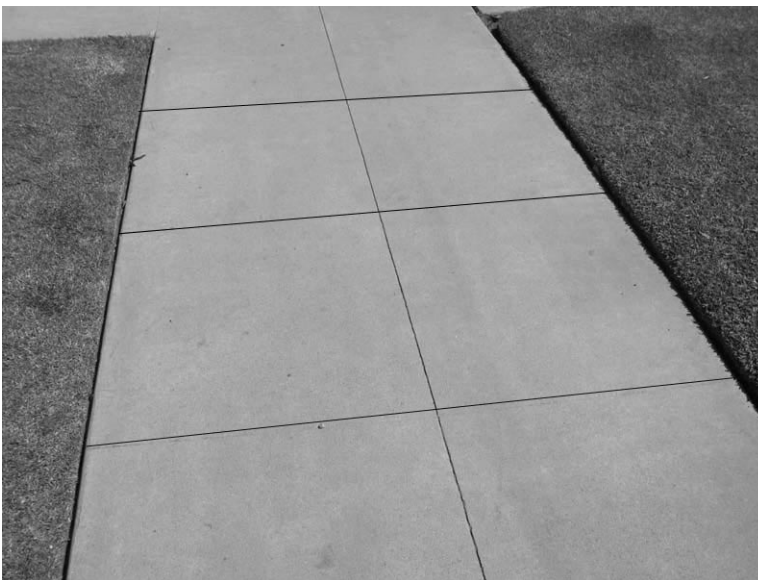
The character of these streets will be defined by the following elements:

- Turf parkways with large canopy trees.
- Light standards with a pedestrian scale.
- Long Beach standard street signs will be used to promote continuity of the project into the City of Long Beach.
- Sidewalks, corner layout, and curb radius that reflect traditional Long Beach neighborhoods.
- Corner bulb outs enhance pedestrian experience.
- Hardscape shall receive score line patterns with a recall to traditional Long Beach neighborhoods.
- On street parking.





**a : Light standards with pedestrian scale.**



**b : Hardscape shall receive score line patterns with a recall to traditional Long Beach neighborhoods.**

**Figure 14 : Residential Street Character Images**



**c : Turf parkways with large canopy trees.**



**d : On street parking and turf parkways with large canopy trees.**

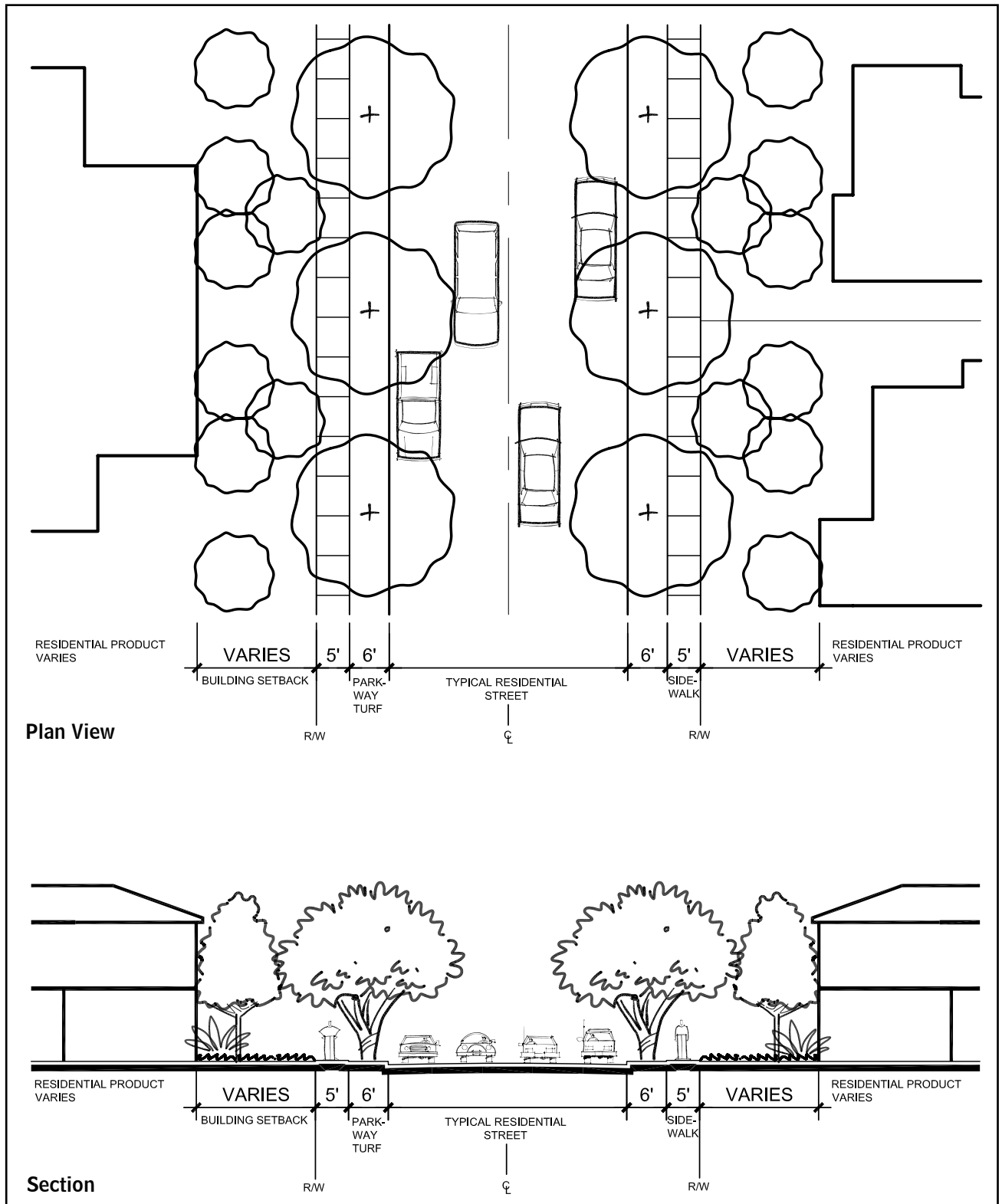


Figure 15: Typical residential street .

### *Mixed Use Street*

The mixed use overlay area will recall the character of a traditional “main street” and promote pedestrian activity while accommodating vehicular circulation and parking. This zone will be activated by the proposed retail component and be animated and colorful. (See Figures 16 and 17).

The character of this street will be defined by the following elements:

- Street trees with regular upright form and formal spacing to create an urban character.
- Enhanced hardscape and sidewalk paving to establish quality (such as enhanced concrete or pavers at crosswalks and round-a-bout.)
- Bollards at corners to enhance pedestrian accessibility.
- Public art symbolic of the site’s history.
- Upgraded light standards, signage, and site furnishing with a pedestrian scale.
- Site furniture with an urban character placed throughout to promote social interaction.
- On street parking.



**a : Street trees with regular upright form and formal spacing to create an urban character and bollards at corners to enhance pedestrian accessibility.**

**Figure 16 : Mixed Use Street Character Image**



**a : Light standards with a pedestrian scale.**



**b : Enhanced hardscape and sidewalk paving to establish quality.**

**Figure 17 : Mixed Use Street Character Images**

*Commercial Streets:*

The commercial streetscape character will be simple and bold providing continuity through planting design. (See Figures 18to 20).

The character of these streets will be defined by the following elements:

- Curb adjacent turf or groundcover parkways with evergreen canopy street trees.
- Required setbacks landscaped with screening shrubs and tree masses.
- Light standards, signage, and street furnishing with a contemporary style.



**Curb adjacent turf or groundcover parkways.**

**Figure 18: Commercial Street Character Image**



**a : Landscaping to screen parking lots.**



**b : Required setbacks landscaped with groundcovers, screening shrubs, and tree masses.**

**Figure 19 : Commercial Street Character Images**

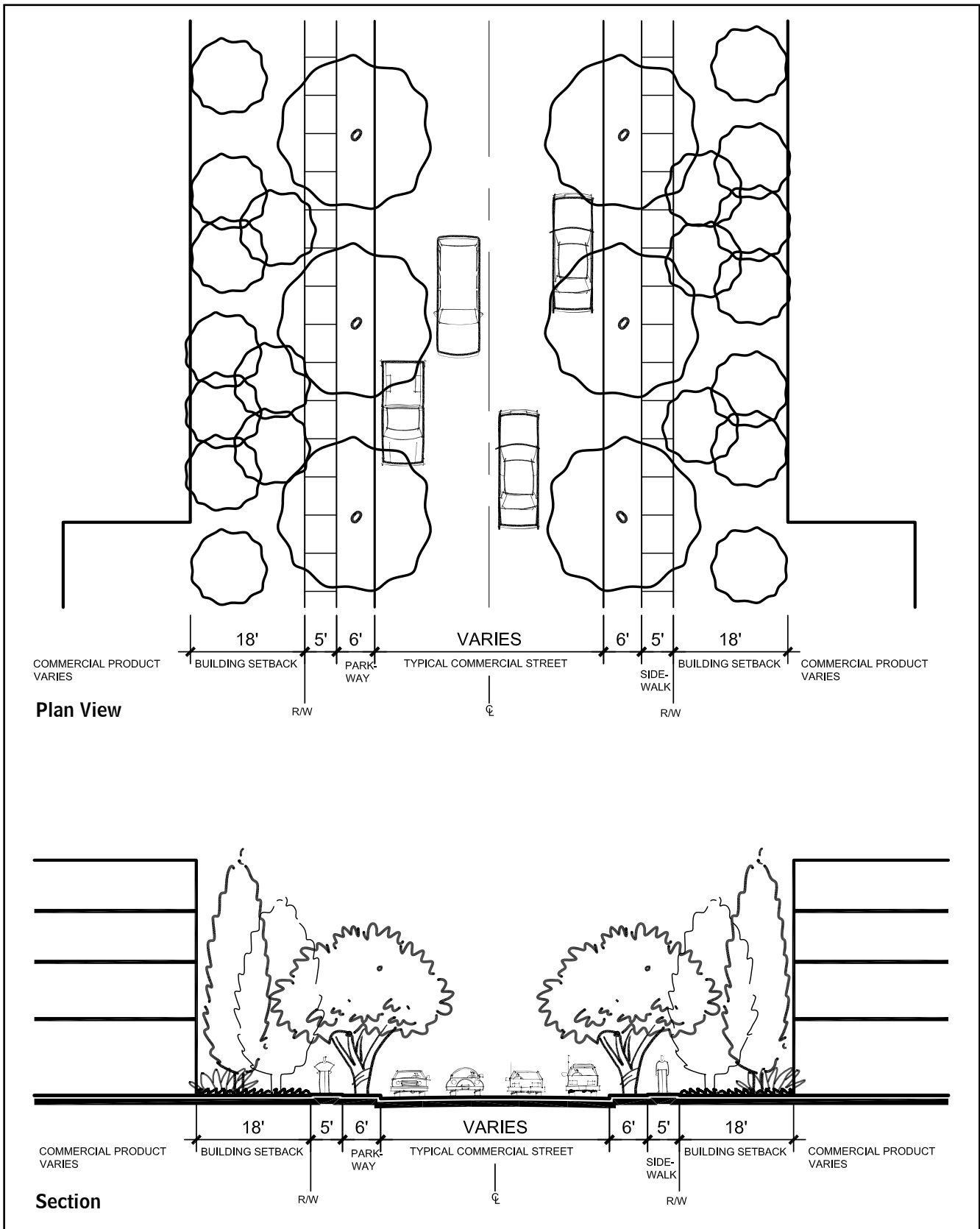


Figure 20: Typical north-south commercial street.



## Parks

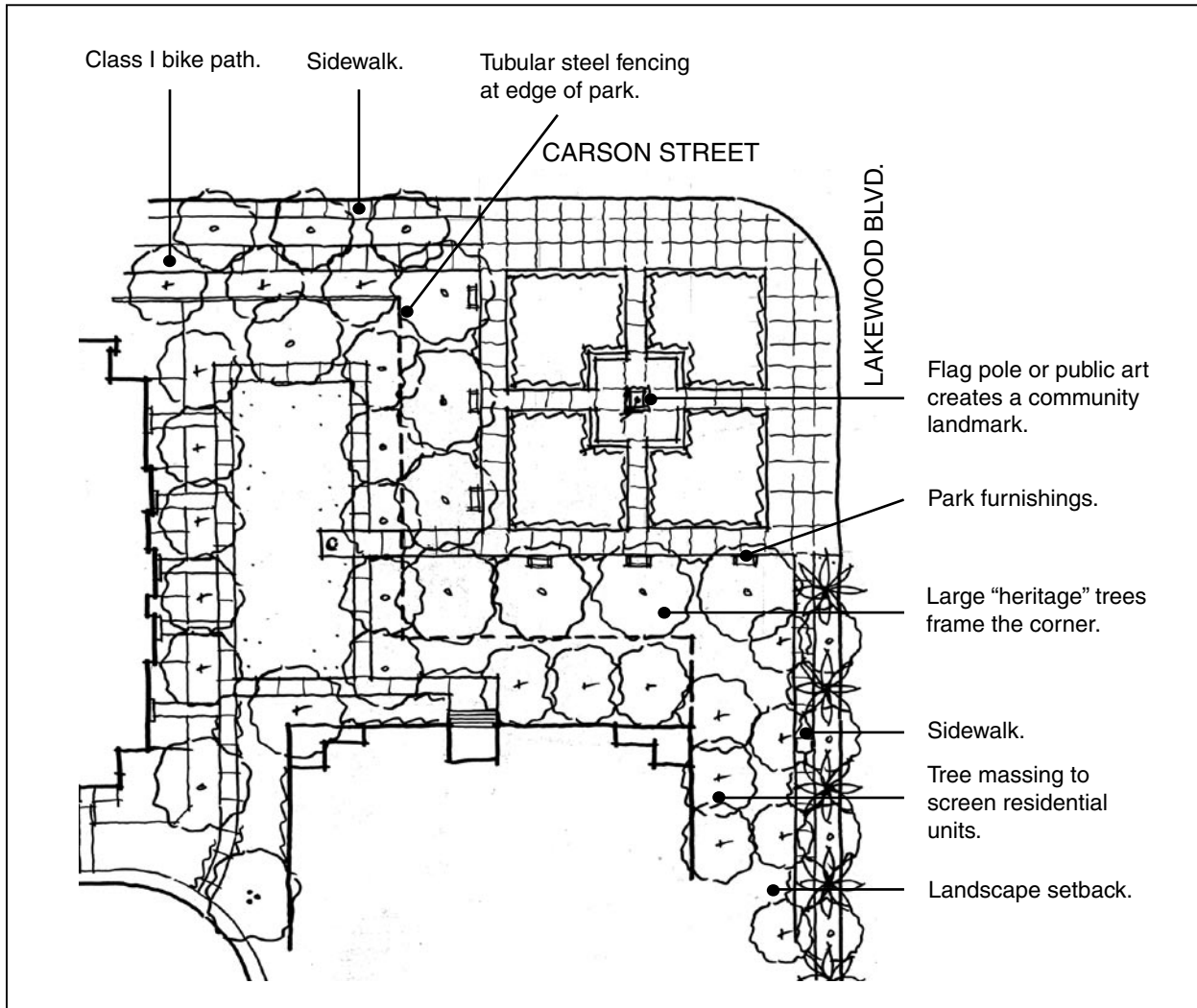
The public parks in Douglas Park contribute to the fabric of Long Beach and the character of the community. The goal of the parks is to provide opportunity for active and passive recreation, large and small community gatherings, and the opportunity to reflect on the site's historical and cultural significance. The parks are located within easy walking distance from all homes, positioned in appropriate relationships to adjacent land uses and site circulation, and serve as important landmarks within the community. There are (4) four public parks located at Douglas Park each with a unique identity. The intent, program, and design principals are listed below for each park.

### *Park "A"*

Park "A" is a 0.4-acre park located on the corner of Lakewood Blvd. and Carson Street. The primary design principal is to announce the arrival to Douglas Park. In addition, this park will provide balance to the war memorial located across Lakewood Blvd. and establish a gateway into the City of Long Beach. Public art will celebrate the significance and importance of bicycles as transportation and communication tools in the site's history. In addition, the park will be designed to accommodate the users of the adjacent class I bicycle path. The park design will have an urban character and incorporate simple and strong forms (See Figure 21).

The park amenities will include the following elements:

- Large "heritage" trees on each corner to establish a framework. "Heritage" trees are mature *Ficus microcarpa* 'nitida' which will be transplanted from the Douglas Park site.
- Community landmark such as, a large American and Douglas Park flag or public art.
- Park furnishings which may include benches, drinking fountains, and bicycle racks to accommodate the adjacent class I bicycle path.
- Public art symbolic of the site's history.



This plan represents a potential design solution. The actual design may vary.

Figure 21: Park "A"

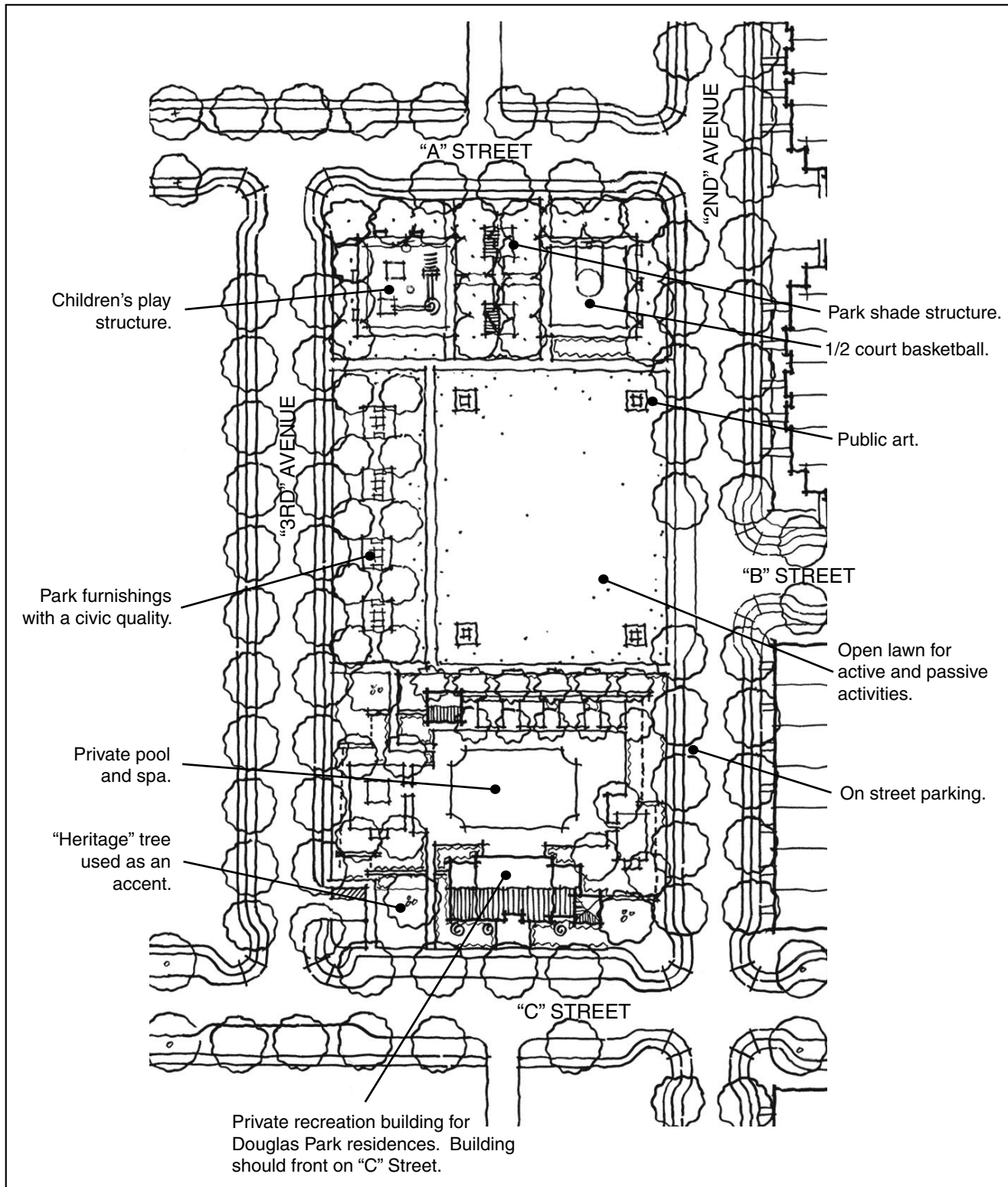
*Park “B”*

Park “B” is a 3.2-acre park with 1.0-acre reserved for the private use of Douglas Park residents. The Park is located on “2nd” Avenue between “A” Street and “C” Street at the terminus of “B” Street. Park “B” is located in the center of the residential area and will be the “Community Gathering Place” and provide a strong residential community connection. Public art will celebrate the site’s historical and cultural significance as related to the people who worked on this site. (See Figure 22).

The park amenities may include the following elements:

- Recreation building, which will include a multi-function room, kitchen facilities, restrooms, and historical exhibits. Architecture of the recreation building to have civic qualities which will establish this building as a landmark for the residential community. The scale of the building should relate to the adjacent residential architecture and front onto “C” Street.\*
- Swimming pool and spa.\*
- Outdoor barbeque.\*
- Fireplace. \*
- Children’s play structure.
- ½ court basketball.
- Public art symbolic of the site’s history.
- On street parking.
- Open lawn for active and passive activities.
- Park furnishings with a civic quality.
- Park shade structure.
- Large “heritage” trees used as accents. “Heritage” trees are mature Ficus microcarpa ‘nitida’ which will be transplanted from the Douglas Park site.

\* Indicates private use for Douglas Park residents.



This plan represents a potential design solution. The actual design may vary.

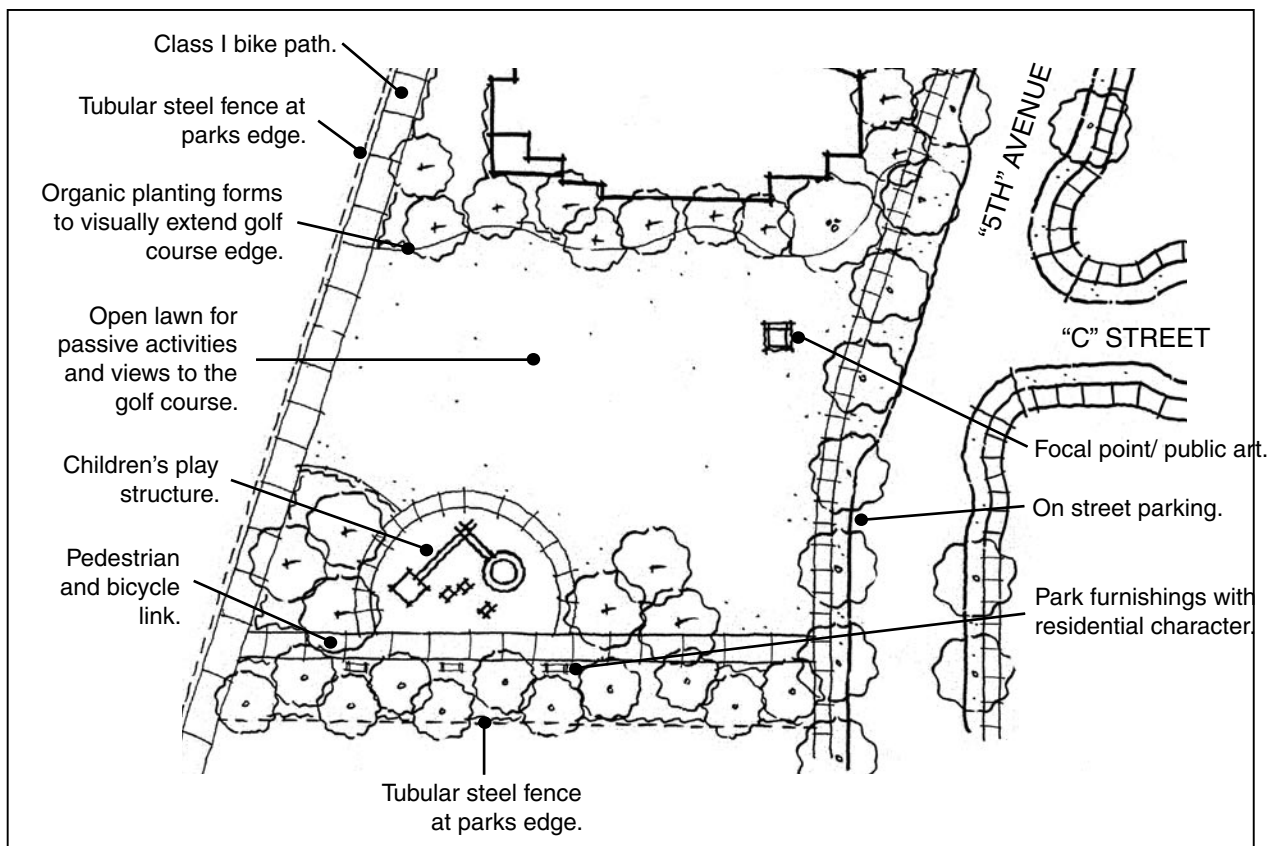
**Figure 22: Park "B"**

*Park "C"*

Park "C" is a 1.1-acre park located on "5th" Avenue at the terminus of "C" Street. The primary design principal is to engage the golf course edge, establish a strong visual connection as the terminus of the primary residential gateway street, and provide an opportunity to connect to the adjacent class I bicycle path. The character of the design is reflective of the golf course forms and plant material. (See Figure 23).

The park amenities will include the following elements:

- Children's play structure.
- Park furnishings with a residential character.
- Open lawn for passive activities.
- Public art symbolic of the site's history.
- On street parking.



This plan represents a potential design solution. The actual design may vary.

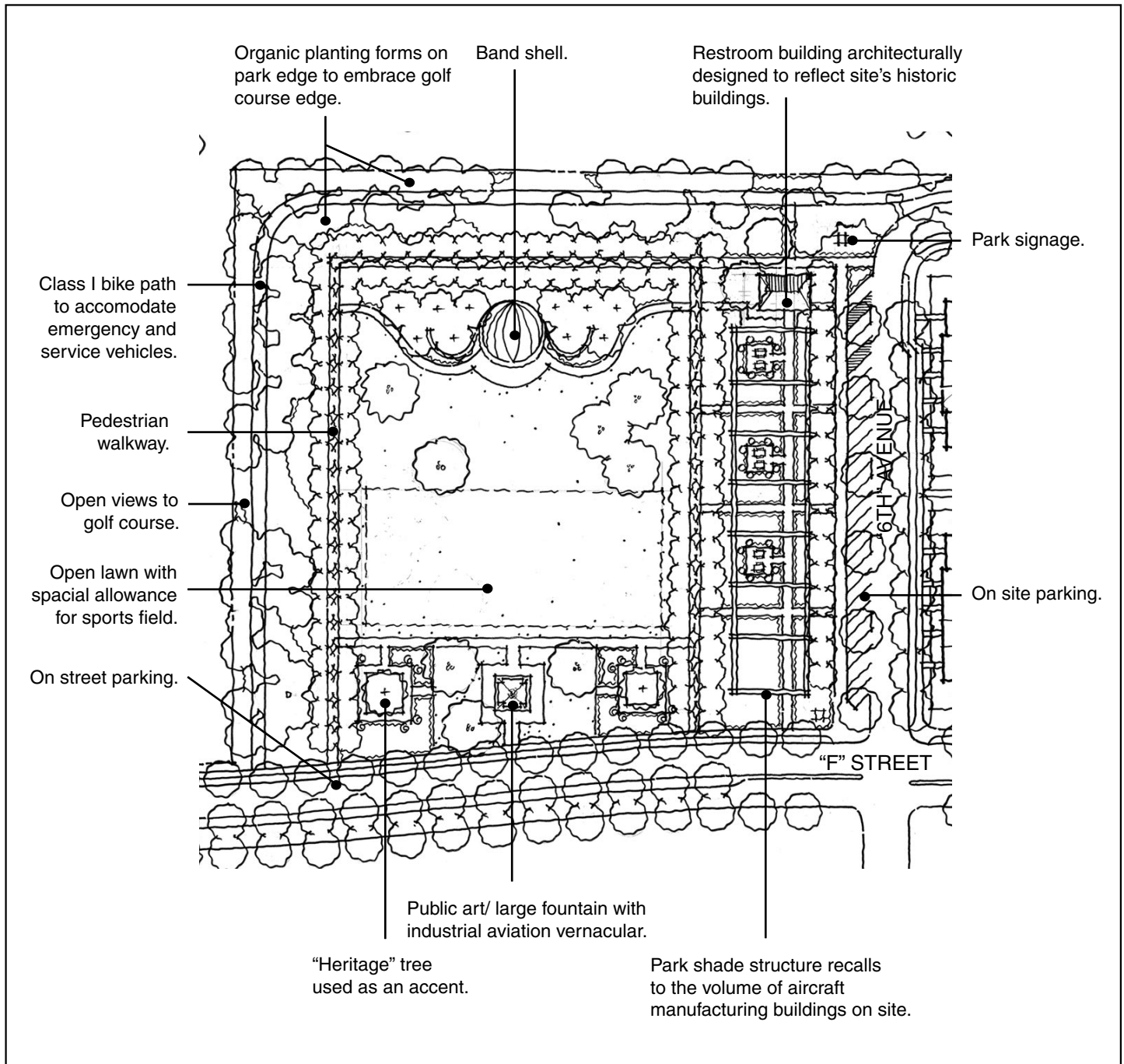
**Figure 23: Park "C"**

*Park “D”*

Park “D” is a 5.8-acre park located on “F” Street to the west of “5th” Avenue. The primary design principal is to accommodate a variety of active and passive programmed uses. This flexibility will establish Park “D” as the main gathering place for larger community and city events which may include “Concerts in the Park” with the Long Beach Municipal Band. The design will address the adjacent golf course use and engage view corridor opportunities. Public art will incorporate the site’s historical and cultural significance as related to the products manufactured on site and materials used for their construction. (See Figure 24).

The park amenities will include the following elements:

- Band shell.
- Open lawn for active and passive activities.
- Large fountain with industrial aviation vernacular.
- Public art symbolic of the site’s history.
- Park shade structure designed to capture the spirit and volume of the aircraft manufacturing buildings on site.
- On site and street parking for park uses.
- Park furnishings with a recall to industrial aviation vernacular.
- Spatial allowance for a sports field.
- Restroom building architecturally designed to recall the site’s historic buildings.
- Class I bicycle path designed to accommodate emergency and service vehicles.
- Pedestrian walkways to encourage casual strolling.
- Large “heritage” trees used as accents. “Heritage” trees are mature *Ficus microcarpa* ‘nitida’ which will be transplanted from the Douglas Park site.



This plan represents a potential design solution. The actual design may vary.

Figure 24: Park "D"

## Public Art

Public art will play an important role at Douglas Park. A public art master plan will be prepared by the Master Developer in conjunction with the first phase of development, which will identify the locations and designs of the public art for Douglas Park. The primary goal of the public art program is to embrace the site's historical and cultural significance by examining the products produced during the WWII and Jet eras, celebrating the “heros” who worked here, and recalling the landmark events that took place on this site. Inspiration for the art will come from the bold past of the Douglas Plant and the brilliant future of Douglas Park. (See Figure 25).

The public art program may include the following elements:

- Fountains.
- Sculpture.
- Street Plaques.
- Concrete Stamps.
- Postcard, Poster, and Letter Tiles.
- Interpretive Pylons.
- Bronze Footsteps.
- Engraved names.



a : Interpretive Pylons.



b : Windsocks

Figure 25 : Public art Images



## Signage

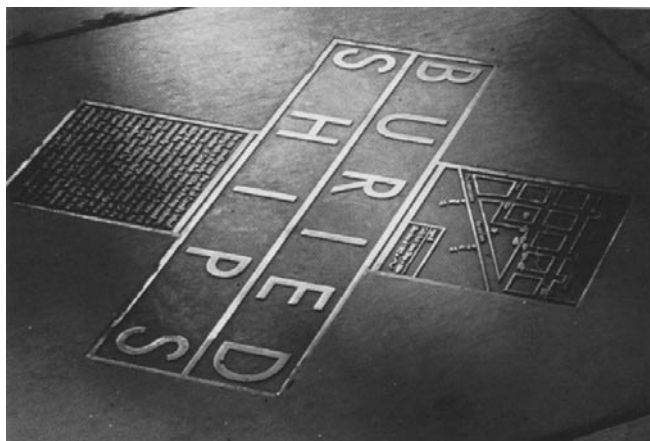
Signage will play an important role in the identity of Douglas Park. A signage master plan will be prepared by the Master Developer in conjunction with the first phase of development. A primary goal of the signage master plan will be to establish quality sign design appropriate for the context of Douglas Park and materials. Signs which are visually “loud” are discouraged. Signs must comply with the minimum standards set forth in the Long beach Municipality Code (LBMC Section 21.44.105).

The signage master plan should address the following types of signage with emphasis on quality materials, methods of illumination, and design.

- Project identity signage.
- Vehicular and pedestrian directional signage.
- Park signage.



c : Postcard, Poster, and Letter Tiles.



a : Street Plaques.



b : Engraved names

Figure 26 : Public art Images

